

# **Planning & Zoning Department**

**Coastal Zone Management**

**Floodplain Management**

**Code Enforcement**

**Permitting**

**Land Use Planning**



# Coastal Zone

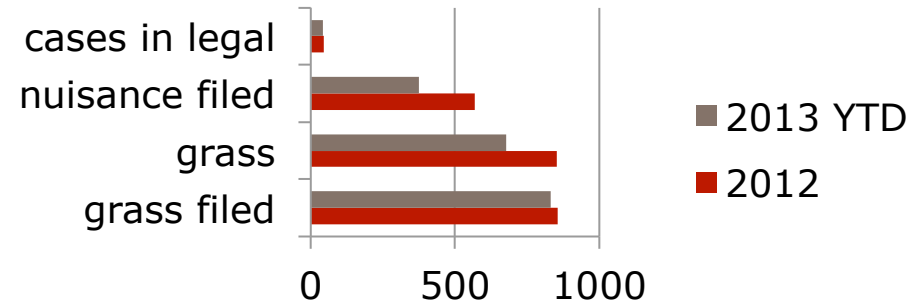
Wetland Watcher Park was completely rebuilt using FEMA grant funds after being nearly destroyed by Hurricane Isaac.



- ✓ I-130 Boat Launch rehabilitation completed July 2013.
- ✓ West Lake Pontchartrain Shoreline Project (with PLD) was completed Sept. 2013. This was the second Parish CIAP Project.
- ✓ East Lake Pontchartrain Shoreline Project engineered and permitted. Construction start planned early 2014.

# Code Violations

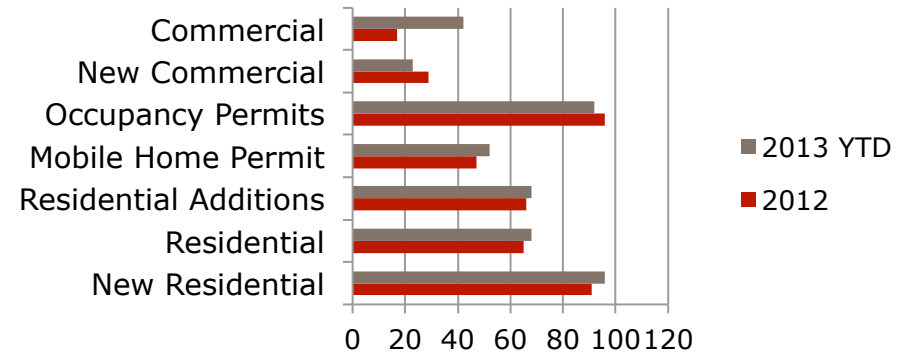
Violations	2012	2013 YTD
grass filed	856	830
grass complete	854	676
nuisance filed	567	375
cases in legal	45	42



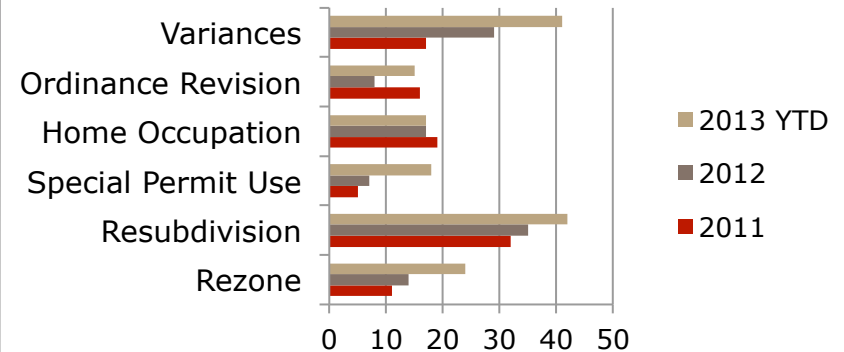


# Permit Numbers

<b>Permits</b> (does not reflect all permit types)	2012	2013
New Residential	91	96
Residential Renovation	65	68
Residential Additions	66	68
Mobile Home Permit	47	52
Occupancy Permits	96	92
New Commercial	29	23
Commercial Renovation	17	42
<b>Totals</b>	<b>411</b>	<b>441</b>



<b>Land Use Apps</b>	2011	2012	2013
Rezone	11	14	24
Resubdivision	32	35	42
Special Permit Use	5	7	18
Home Occupation	19	17	17
Ordinance Revision	16	8	15
Variances	17	29	41
<b>Total</b>	<b>100</b>	<b>110</b>	<b>157</b>



# Project Overview

## Paul Maillard Road Redevelopment Plan Update & Existing Conditions

Monday, December 16, 2013

# What is the Revitalization Plan?



**The plan will encourage redevelopment through infrastructure investments that support a walkable business and residential neighborhood.**

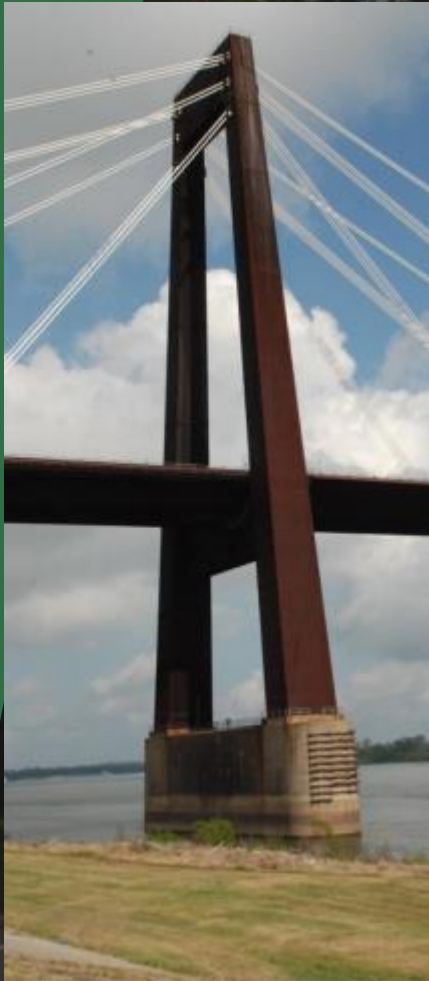
**Funded through a collaborative partnership led by St. Charles Parish with primary funding from:**





# A Bridge to Parish's Comp Plan

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- Diversifying the economy
- Completing and improving the Parish's basic infrastructure
- Promoting sound, efficient growth
- Revitalization efforts and property upkeep

# Sustainability Principles

- Provide **transportation choices**
- Promote equitable, affordable **housing choices**
- Enhance economic **competitiveness**
- Support **existing** communities
- **Coordinate** policies and leverage investment
- Value **uniqueness** of communities and neighborhoods





# Paul Maillard Redevelopment Plan Executive Committee

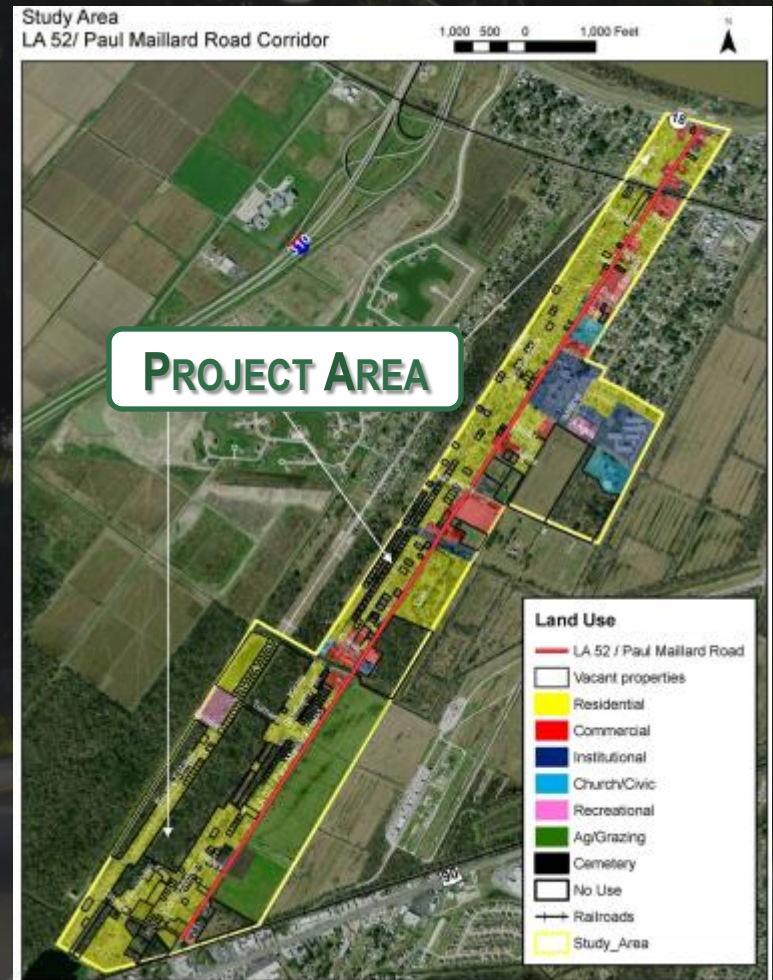
- Russell and Angell Diggs, Residents, Boutte
- Buddy Boe, CAO, St Charles Parish
- Alden Bishop, St. Charles Parish Hospital
- Tyrell Cornwall, Board Chair, St. Charles Parish Housing Authority
- Corey Fauchaux, St Charles Parish Economic Development and for RPTA
- Justin Grandt, Monsanto Corporation
- Annie Harmon, St. Charles Parish Business and Career Solutions Center
- Brandi Hayes, St. Charles Parish Housing Authority
- Danielle Honor, for Russell and Angell Diggs, Boutte
- Fred Martinez, St. Charles Parish Hospital
- Gregory Mollere, AM/PM Staffing Service
- Julia Fisher-Perrier, District 7, St. Charles Parish Council
- Leala Jackson, Director, St. Charles Parish Housing Authority
- Kim Marousek, AICP, St. Charles Parish Planning and Zoning
- Lynette McClain-Duncan, Frank Crowley Mason Hall, Boutte
- Bob Monti, Quality Cleaning Equipment
- Garrett Monti, Quality Cleaning Equipment
- Pat O'Malley, St. Charles Parish School Board
- Paula Pete, Family Resources of New Orleans
- Doug Rhodes, Entergy
- John Rome, Jr., St. Charles Parish School Board
- Tommy Scott, Director, Work Force Investment Area
- Bryce and Cheryl Steinage, Residents, Luling
- Michael Tregre, Code Enforcement Officer, St. Charles Parish
- Terrell Wilson, District 1, St. Charles Parish Council
- Billy Woodruff, District 2, St Charles Parish Council
- Maggie Woodruff, Regional Planning Commission





# Vision for Paul Maillard's Future

**A safe and attractive place to live, work, and play with sustainable economic growth while keeping a vital sense of community and tradition**





## At A Glance

- **2,522 Residents**
  - 87% moved-in since 1990
  - 23% moved-in prior to 1989
- **542 Acres (65% developed)**
- **1,034 Homes**
  - 83% occupied / 17% vacant
  - Majority homeowners
  - Significant number of renters



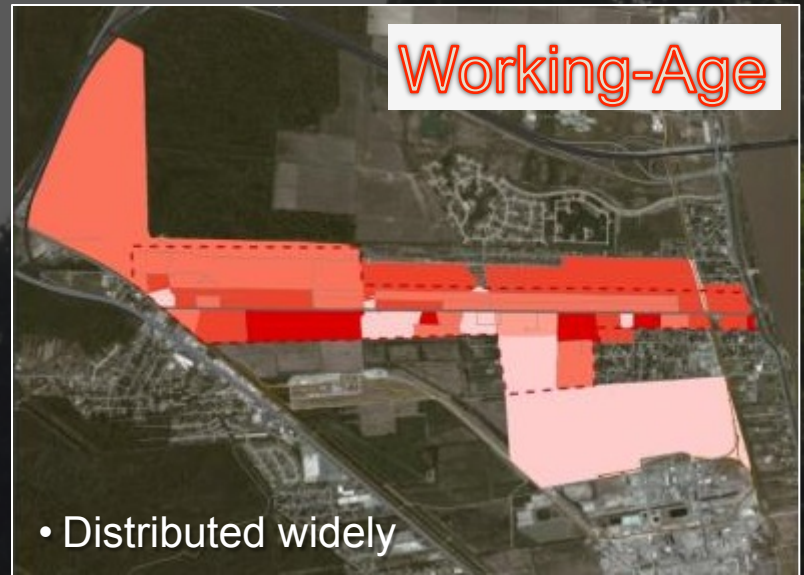
# Project Area



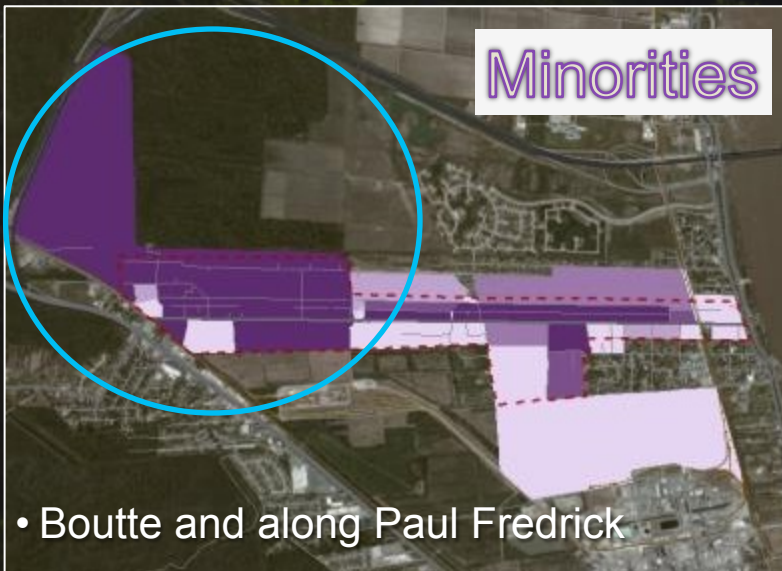
Elderly



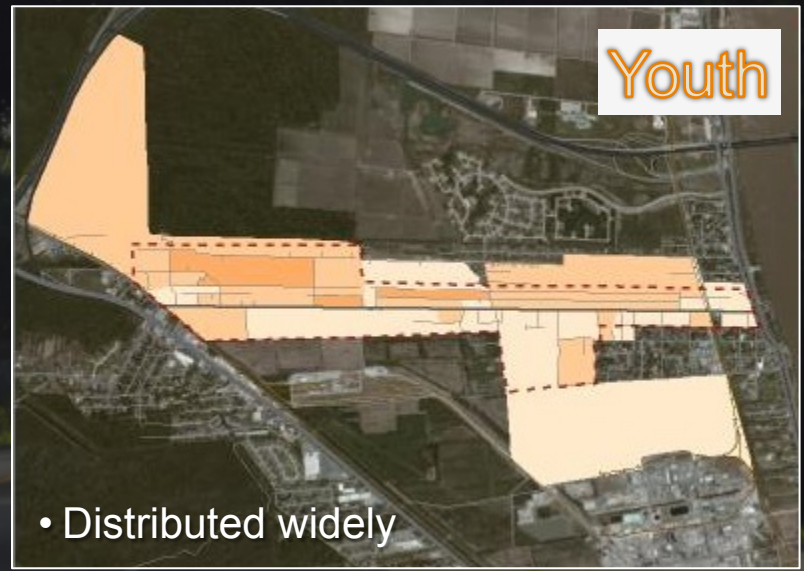
Working-Age



Minorities



Youth



# Population Characteristics





**Apparently Unoccupied parcels:**

195 parcels/ 70 acres

**Parcels with poor or dilapidated housing:**

115+ parcels / 22 acres

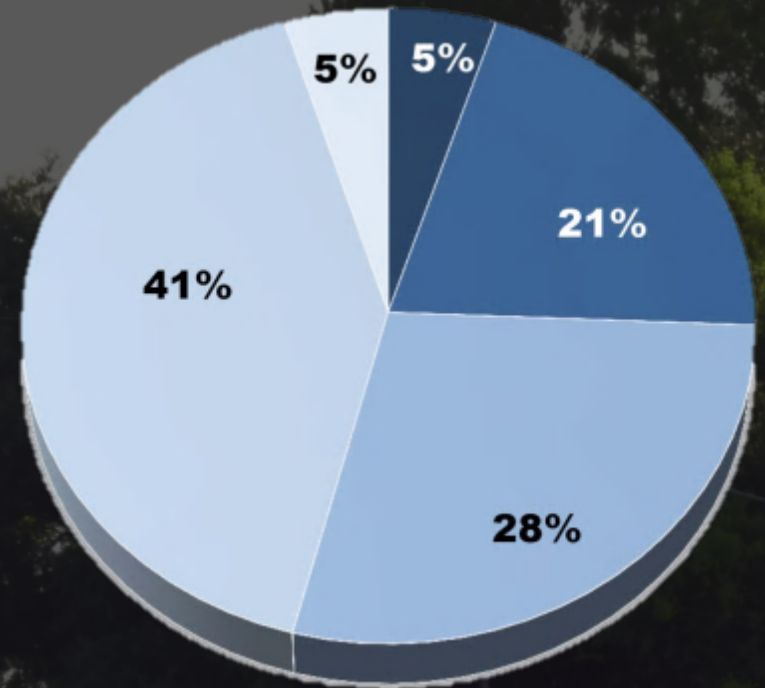
#### LEGEND






- Study Area
- x x Project Area Wetlands
- Current Agricultural Parcels
- Apparent Developed Parcels
- Apparent Undeveloped Parcels

**Use of Land**

## Study Area Housing Survey

- 585 units surveyed
- 150 found to be Dilapidated/Abandoned or Poor
- 96 of these Mobile Homes



Rank	Description
 Dilapidated/ Abandoned	- Not habitable and at risk of collapse - Many site hazards present and/ or serious concerns with building exterior
 Poor	- Not habitable but structurally sound - Few site hazards present, and/or building exterior showing a concerning lack of repair
 Fair	- Habitable but showing clear signs of deterioration - No site hazards present, but building exterior not in state of good repair
 Good/ Very Good	- Habitable and reasonably or well-maintained - No site hazards present, and building exterior in state of good repair
 New/ Recently Rehabbed	- Habitable and in excellent condition - No site hazards. Visible evidence of recent construction or rehab

## Housing Conditions

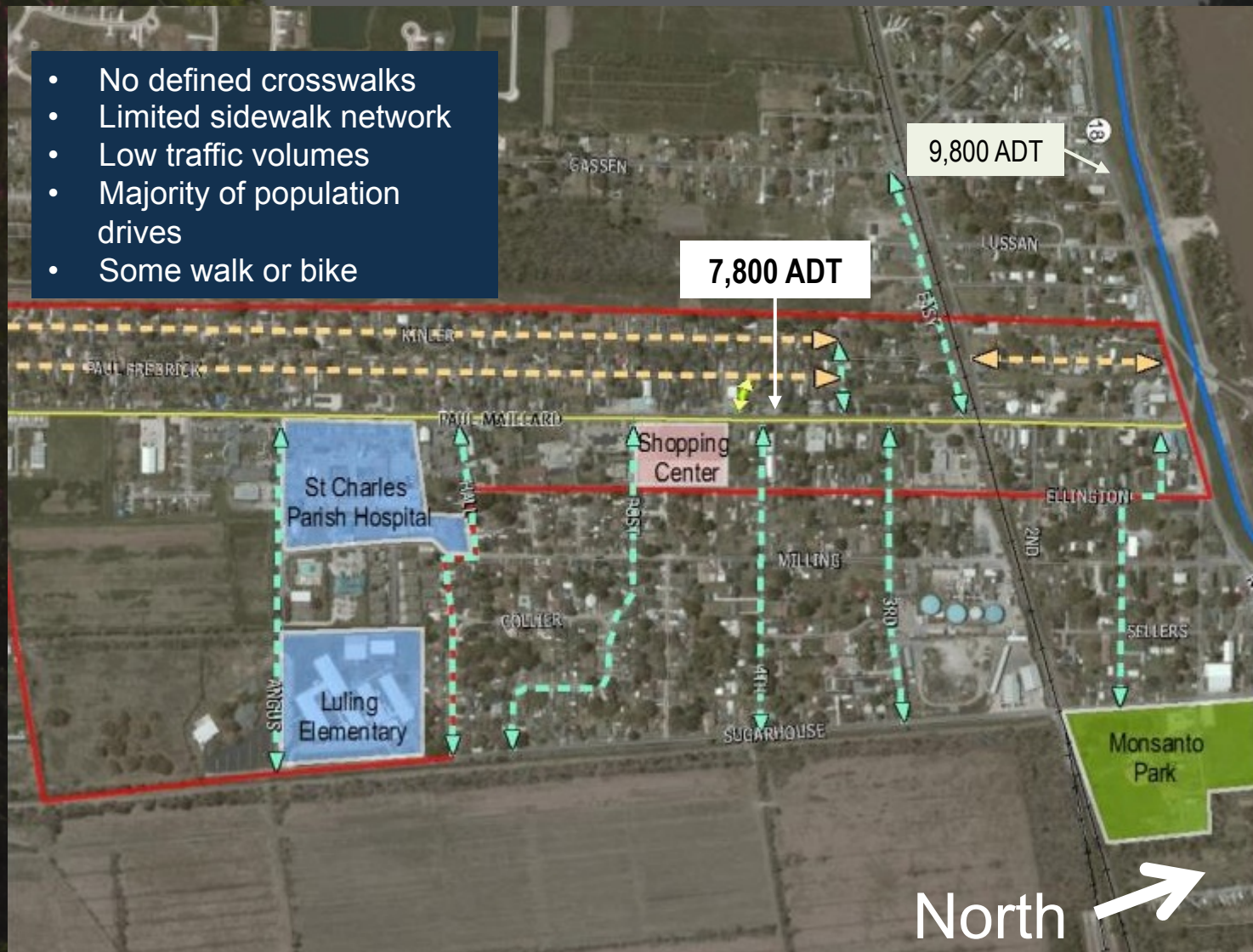




# Traffic Patterns/Transportation



- No defined crosswalks
- Limited sidewalk network
- Low traffic volumes
- Majority of population drives
- Some walk or bike



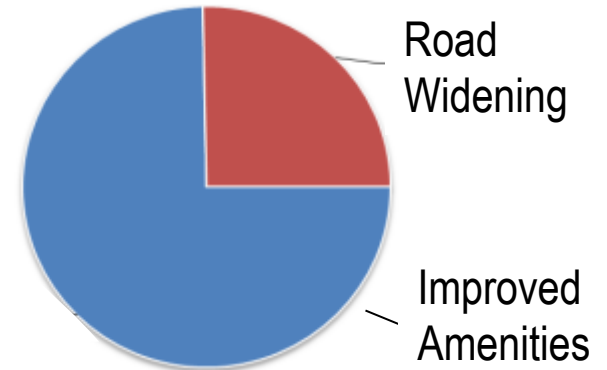
# Traffic Patterns/Transportation



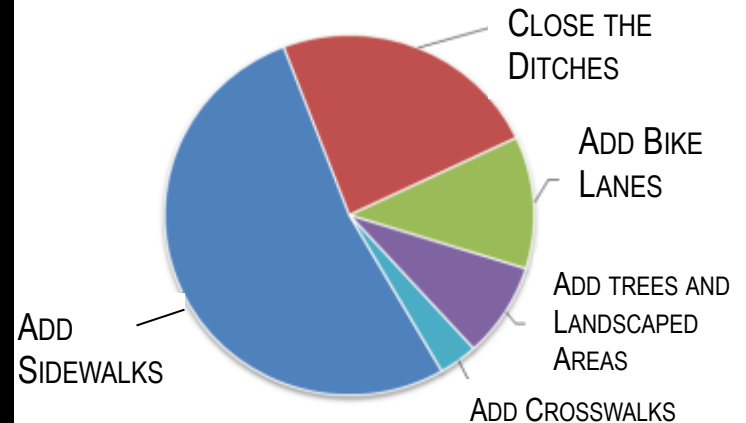
- Poor walking conditions
- Long blocks hinder vehicular and pedestrian access
- Adding sidewalks may be costly
- Pedestrian crossings are needed
- Railroad crossings are difficult to cross

## On-Line Survey Top Priorities

Improved Amenities vs. Road Widening



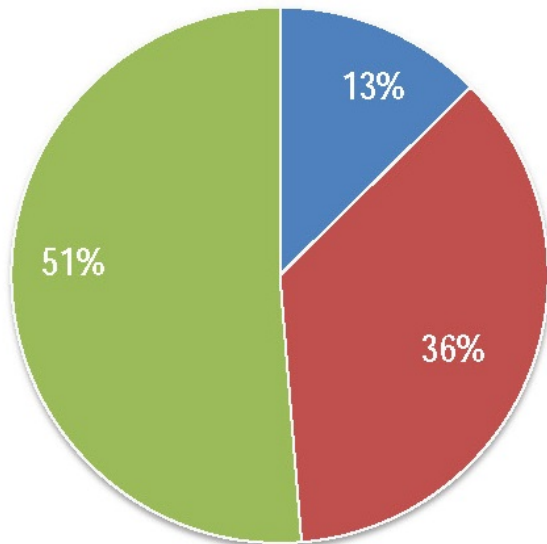
Amenities Suggested



# Community Connectivity

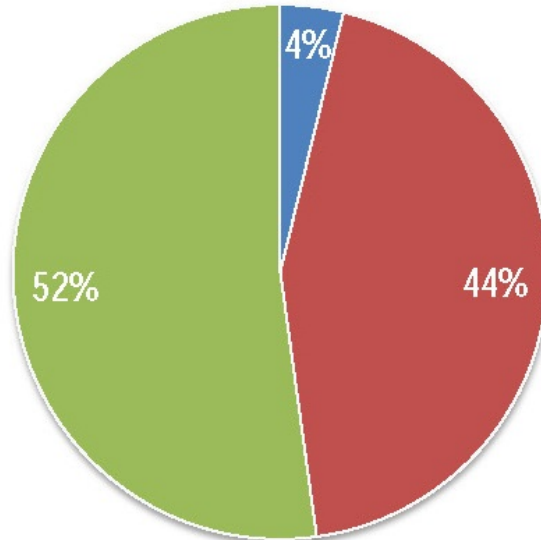


### REPORTED TRAFFIC ACCIDENTS



### REPORTED CRIMES

(01/10-09/30/13)

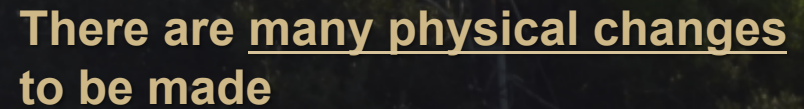


### OTHER ATTRIBUTES/FINDINGS

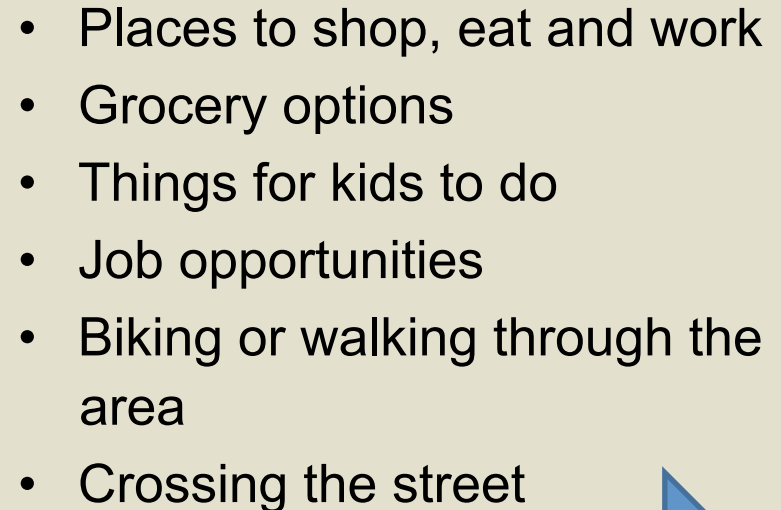
- **Concentrations of**
  - Poor or dilapidated/abandoned housing stock
  - Open code enforcement cases
  - Pedestrian- vehicle crashes
- **Lack of**
  - Tree Canopy coverage
  - Access to Parks

# Quality of Life Conditions





## Identified Ideas/Needs:



## June 18 – August 26



# What's the Big Idea?

- Community polled about corridor-based connections:
  - “BIG” Ideas, begin to define sense of place
  - Residential types
  - Commercial types



November 5 – December 11





# Initial Community Polling Results

Extended Boutte: Building Types



Central Area: Building Types



Old Luling: Building Types



## Building Types:

### Commercial

- 1) Lifestyle Shopping Center
- 2) Contemporary Main Street
- 3) Traditional Main Street

### Residential

- 4) Multifamily
- 5) Double
- 6) Small Single Family

Extended Boutte: Placemaking Concepts



Central Area: Placemaking Concepts



Old Luling: Placemaking Concepts



## Placemaking Concepts:

- A) Career Training Center
- B) Community Garden
- C) Farmers Market
- D) Community Center
- E) Multifamily Housing
- F) Parks and Greenspace
- G) Business Incubator
- H) Neighborhood Grocery
- I) Sidewalk Cafes



# The Future Looks Bright!



- Strong and lasting partnerships
- Complete the Street
- Room for people and cars
- New business and housing opportunities
- Economic growth and diversification
- Sense of place
- Engaged and interested citizens



# What's Next?

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- Pop-up Farmers Market
  - Streetscape demonstration
  - *December 11*
- Community Meeting
  - Review of implementation plan and Draft Report
  - *Spring 2014*
- Revitalization Plan Complete
  - *Fall 2014*

# Thanks!

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Monday, December 16, 2013



Soll Planning, LLC

